

Council Motions 2015-2016

RE: Construction of New Shop and Field Office Facility

227.07.13.16 Moved by Councillor Stulberg

"that the Council of the County of Stettler No. 6 approve the construction of a new County of Stettler No. 6 Public Works Shop Facility at Lot 1, Block 1, Plan 1424950 (NW ¼ 19-38-19 W4M) for the estimated total budget amount of \$9,520,835.33 plus GST as follows:

		Pre-Tender Estimate	Tender Estimate
Division 1	General Requirements	\$794,683.92	\$852,007.09
Division 2	Site Construction	\$2,618,132.19	\$1,565,755.00
Division 3	Concrete	\$1,143,025.01	\$1,112,309.90
Division 5	Metals	\$1,730,563.50	\$1,465,590.50
Division 6	Wood and Plastics	\$50,780.00	\$51,384.00
Division 7	Thermal and Moisture	\$257,414.80	\$392,103.11
Division 8	Doors and Windows	\$232,943.00	\$261,670.00
Division 9	Finishes	\$477,280.00	\$331,916.62
Division 10	Specialties	\$52,760.00	\$62,719.00
Division 11	Equipment	\$7,376.00	\$33,442.00
Division 14	Conveying Systems	\$324,576.00	\$352,151.00
Division 15	Mechanical	\$1,319,617.50	\$1,521,410.00
Division 16	Electrical	\$593,535.00	\$573,000.00
Division 17	Miscellaneous	\$45,840.00	0.00
Total Tender		\$9,648,526.92	\$8,575,458.22
GC Fees		\$376,955.81	\$344,763.75
Additional Project Items by County			\$387,500.00
Additional Project Items by General Contractor			\$239,990.00
Additional Costs Due To Project Start Delay			\$106,722.00
Proposed Project Contingency			\$200,000.00

GC Fees on Additional Items, Cost Increases and Proposed Contingency	\$16,401.36
<i>Sub-Total Proposed Project Budget</i>	<i>\$9,870,835.33</i>
Administration Cost Savings Commitment	\$-350,000.00
Recommended Project Budget	\$9,520,835.33

- and -

that the Council of the County of Stettler No. 6 engage the services of Scott Builders Inc., of Red Deer, Alberta in accordance with their proposal submission, tendered values and as revised by the approved estimated budget to provide General Contracting Services for the Construction Services portion of the contract,

- and -

that the Council of the County of Stettler No. 6 authorize funding of the Public Works Shop Facility over three (3) years as follows:

Municipal Sustainability Initiative – Capital Funding:

2016	\$1,000,000.00
2017	\$2,500,000.00
2018	\$2,500,000.00

County of Stettler No. 6 Reserves \$3,000,000.00

County of Stettler No. 6 Operations:

2016	\$ 250,000.00
2017	\$ 200,000.00
2018	<u>\$ 70,835.33</u>

Total **\$9,520,835.33.**"

In Favour: Councillors Jackson, Grover, Nibourg, Stulberg
J. Gendre and Reeve Nixon

Opposed: Councillor E. Gendre
Carried

228.07.13.16 Moved by Councillor Nibourg

"that the Council of the County of Stettler No. 6 authorize the allocation of County of Stettler No. 6 Reserves to fund the Public Works Shop Facility in the amount of \$3,000,000.00 as follows:

Operating Reserves:

General	\$1,000,000.00
Recreation – Extra Projects	\$ 445,000.00

Capital Reserves:

Public Works	\$1,555,000.00."
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In Favour: Councillors Jackson, Grover, Nibourg, Stulberg
J. Gendre and Reeve Nixon

Opposed: Councillor E. Gendre
Carried

229.07.13.16 Moved by Councillor Nibourg

"that the Council of the County of Stettler No. 6 authorize Administration to complete and submit an multi-year application for the Municipal Sustainability Initiative (MSI) Capital Funding Program in the amount of \$6,000,000.00 for the construction of the Public Works Shop Facility."

In Favour: Councillors Jackson, Grover, Nibourg, Stulberg
J. Gendre and Reeve Nixon

Opposed: Councillor E. Gendre
Carried

253.08.10.16 Moved by Councillor Nibourg

"that County of Stettler No. 6 Council gives first reading to Bylaw 1559-16 proposing to amend Land Use Bylaw 1443-10 by rezoning Lot 1, Block 1, Plan 1424950 (within the NW 19-38-19 W4M) from the Agricultural District (A) to the Public Services District (PS) and sets a Public Hearing date for September 14, 2016."

In Favour: Councillors Jackson, Nibourg, J. Gendre and
Deputy Reeve Stulberg

Opposed: Councillor E. Gendre
Carried

279.09.14.16 Moved by Councillor Stulberg

“that the County of Stettler No. 6 offer a Contract to:

Wally’s Backhoe Services Ltd., Stettler, Alberta, for the installation of water service lines and related services at 19561 Twp. Rd. 384 (NW 19-38-19 W4M) being Option 1 (Single 3” transmission line to property line with double 3” service line) with an upset amount of \$150,000 (excluding GST);

And

Wally’s Backhoe Services Ltd., Stettler, Alberta, for the installation of 3” water service lines and related services at 38369 Rge. Rd. 195 (NW 20-38-19 W4M) with an upset amount of \$20,000 (excluding GST);

And

Action Plumbing and Excavating (1998) Ltd., Stettler, Alberta, for the installation of 3” water service lines and related services at 40008 Rge. Rd. 201 (SE 2-40-20 W4M) with an upset amount of \$74,900 (excluding GST).”

Carried Unanimously

280.09.14.16 Moved by Councillor E. Gendre

“Amendment to **279.09.14.16** being that Administration consider increasing to the 4 inch line as long as it falls within the pre-approved budget numbers.”

In Favour: Councillors E. Gendre, Grover, Nibourg and J. Gendre

Opposed: Councillor Jackson, Stulberg and Reeve Nixon

Carried

287.09.14.16 Moved by Councillor Nibourg

“that Bylaw 1559-16 to amend Land Use Bylaw 1443-10 by rezoning Lot 1, Block 1, Plan 1424950 (within the NW 19-38-19 W4M) from the Agricultural District (A) to the Public Services District (PS), be given second reading.”

In Favour: Councillors Jackson, Grover, Nibourg, Stulberg,
J. Gendre and Reeve Nixon

Opposed: Councillor E. Gendre

Carried

288.09.14.16 Moved by Councillor Stulberg

“that Bylaw 1559-16 to amend Land Use Bylaw 1443-10 by rezoning Lot 1, Block 1, Plan 1424950 (within the NW 19-38-19 W4M) from the Agricultural District (A) to the Public Services District (PS), be given third reading.”

In Favour: Councillors Jackson, Grover, Nibourg, Stulberg,
J. Gendre and Reeve Nixon

Opposed: Councillor E. Gendre

Carried

294.09.14.16 Moved by Councillor Nibourg

"that the County of Stettler No. 6 apply to the Municipal Climate Change Action Centre for funding under the Alberta Municipal Solar Program (AMSP) for the installation of a Solar PV System on the new County Shop."

In Favour: Councillors Jackson, Nibourg, Stulberg
and Reeve Nixon

Opposed: Councillors E. Gendre, Grover and J. Gendre

Carried

Municipal Planning Commission Meeting Minutes

997.08.24.16

Moved by Wayne Nixon

“That the Development Authority of the County of Stettler approves the permitted use development permit application DP16005 (County of Stettler No. 6) for “Government Service” (municipal workshop and associated offices) with a 45% variance to the maximum height of the eaves/parapet wall (from 22ft to 32ft) pursuant to Section 23.7 of the Land Use Bylaw, on Lot 1, Block 1, Plan 1424950, subject to the following conditions:

1. A development permit shall not be issued and construction of the development shall not proceed beyond grade level until all conditions, except those conditions of a continuing nature, have been met or fulfilled.
2. The proposed development shall be undertaken and completed in accordance with the attached site plan (site layout, access, berm, parking layout, storm water management).
3. The applicant shall submit to the Development Authority’s satisfaction a landscaping plan that complies with Section 64 of the Land Use Bylaw, including landscaping measures to attenuate the size of the proposed building and the parking lot, and to supplement the screening effect of the proposed berm along Highway 56 (see condition #4), and the proposed development shall be undertaken and completed in accordance with the approved landscaping plan.
4. The applicant shall demonstrate to the Development Authority’s satisfaction that the proposed berm is of sufficient height relative to the elevation of the highway in order to effectively screen the storage yard/compound from views along the public highway, and shall add landscaping to enhance the screening effect of the berm and mitigate its visual impact from the highway, and the proposed development shall be undertaken and completed in accordance with the approved screening plan.
5. The applicant shall provide to the Development Authority’s satisfaction elevation drawings that show exterior architectural design principles being applied in order to address the scale of the building.
6. The applicant shall make a separate application to the County and to Alberta Transportation for pylon and fascia signs on the property and on the building, as may be applicable.
7. The location of the buildings must meet the minimum setback requirements of the Public Services District of the County of Stettler No. 6 Land Use Bylaw as follows:

FRONT	SIDE	REAR
Principal Building 125 feet (38 metres)	Principal Building 25 feet (7.62 metres)	Principal Building 25 feet (7.62 metres)

Ancillary Building 125 feet (38 metres)	Ancillary Building 3 feet (0.91 metres)	Ancillary Building 3 feet (0.91 metres)
From the centreline of a County road plan	From the property boundaries	
80m from Highway 56 boundary – see roadside development permit no. P2879 (File No. 1870-1 issued March 14, 2016)		

If a greater distance is required by the Alberta Building Code, that Code's requirements shall be the minimum yard distance.

8. The construction shall be started within **one year** and the exterior finishing of the building shall be completed within **two years** of the date of issue of the development permit.
9. The proposed development shall provide sufficient on-site space to accommodate vehicle parking requirements of all traffic attracted to the property, including the vehicle parking requirements of employees, visitors, customers, clients, contractors and agents.
10. If and when the applicant, the landowner or their successor in title applies for a building permit under the Safety Codes Act in respect of the use approved under this development permit, that person must submit a copy of the building permit application (including application form, floor plan and site plan) and a copy of the Building Permit upon being issued by the Safety Codes Council or other accredited agency (including the issued Building Permit, the floor plan and the site plan) to the Development Officer to demonstrate compliance with this development permit.
11. Parking areas shall be paved no later than September 30, 2018.
12. Landscaping shall be completed no later than September 30, 2018.
13. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved site plan, if applicable.
14. The approach to the property shall be constructed by the applicant in conformance with the specifications of the County of Stettler, including installation of a culvert.
15. No vegetation shall be cleared within 30 m (100 ft.) of any water body or water course where the removal could have a negative impact on the water body or water course without prior written approval from the Development Authority.
16. No trees, shrubs or other natural vegetation that was incorporated as part of the approved landscaping plan shall be removed or altered from the subject property without prior written approval of the Development Authority.

17. The applicant shall comply with the County's Rural Addressing Bylaw relative to making arrangements for civic addressing.
18. The applicant shall make the necessary arrangements for connection to the County's municipal water service. Please contact the County's Utilities Department at 403.742.4441 for further information.
19. Failure to comply with the aforementioned conditions will result in the development or use being deemed illegal and/or being reflected on a Real Property Report as non-conforming, or the development permit being revoked and/or the issuance of a stop order.

Important information and notes:

- a) Please note that the County is accredited under the Alberta Fire Code and as a result all commercial, industrial and institutional buildings must be inspected from time to time and on an ongoing basis for code compliance. Therefore, it is in the best interest of the landowner/applicant to consult with the Stettler Regional Fire Chief at the time of making an application for a building permit under the Alberta Safety Codes Act, and definitely prior to construction start, so that fire code compliance can be addressed at that time, in order to avoid costly building modifications later on.
- b) Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act relative to the servicing of any development in this District by means of a private sewage disposal system.
- c) An abandoned well search indicated that there are either no abandoned wells on the property or if there are, that the proposed subdivision area, project site or building site is located outside of the required setback distance from any abandoned well on the property.
- d) The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters.
- e) The Land Use Bylaw contains development standards and regulations that

apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.

- f) The applicant/property owner is responsible for:
- (i) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way.
 - (ii) notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines.
 - (iii) ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties.
 - (iv) ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water.
 - (v) ensuring that foundation & drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability.
 - (vi) ensuring that the development shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way and access rights-of-way, as they exist, over, under, or through the Lands.
 - (vii) ensuring that a 2-meter separation is provided between the water table and footings for the buildings.
 - (viii) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage does not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan."

In Favour – James Nibourg, Wayne Nixon, Gregory Jackson, Joe Gendre,

Dave Grover, Les Stulberg

Opposed – Ernie Gendre

CARRIED